

# Silver Spring Redevelopment Pgm -- No. 159281

Category  
Agency  
Planning Area  
Relocation Impact

General Government  
County Executive  
Silver Spring  
None

Date Last Modified  
Required Adequate Public Facility

April 6, 2006  
NO

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	12,579	9,762	1,908	909	545	364	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,080	2,205	153	1,722	1,402	320	0	0	0	0	0
Construction	29,077	17,655	5,770	5,652	984	4,668	0	0	0	0	0
Other	289	284	5	0	0	0	0	0	0	0	0
<b>Total</b>	<b>46,025</b>	<b>29,906</b>	<b>7,836</b>	<b>8,283</b>	<b>2,931</b>	<b>5,352</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

PAYGO	8,098	8,098	0	0	0	0	0	0	0	0	0
G.O. Bonds	1,507	0	0	1,507	674	833	0	0	0	0	0
Contributions	458	146	110	202	202	0	0	0	0	0	0
Current Revenue: General	703	703	0	0	0	0	0	0	0	0	0
Land Sale	13,537	3,434	3,529	6,574	2,055	4,519	0	0	0	0	0
Revolving Fund - Current Revenue	0	0	0	0	0	0	0	0	0	0	0
State Aid	21,572	17,375	4,197	0	0	0	0	0	0	0	0
Urban District - Silver Spring	150	150	0	0	0	0	0	0	0	0	0

## ANNUAL OPERATING BUDGET IMPACT (\$000)

Energy				158	0	18	35	35	35	35	0
Net Impact				158	0	18	35	35	35	35	0

### DESCRIPTION

This project provides for studies, streetscaping, historic preservation, utility undergrounding, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Silver Spring Urban Renewal Area. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of \$191.2 million. This project includes the construction of the Wayne Avenue Plaza, Town Square Plaza, the Veterans Plaza and the median strip on Georgia Avenue, as well as the demolition of the Silver Spring Armory and relocation of the Armory's public meeting space to a new Silver Spring Civic Building. This PDF includes funding for an ice rink and pavilion which will be privately operated on a fee basis and a veterans' memorial to replace the memorial at the Armory, which has been razed. Development of and planning for the appropriate memorial(s) was done in partnership with local veterans' groups. \$33 million for land acquisition, relocation, and demolition expenditures shown in prior years and funded in Silver Spring ALARF have been removed to correspond with the closeout of Silver Spring ALARF.

### Service Area

Silver Spring Urban Renewal Area.

### Plans and Studies

Recommendation of the Silver Triangle Working Group, December 1991; Blight Documentation of April 1992; Approved Silver Spring CBD Sector Plan of 2000; the Recommendation of the Silver Spring Alternatives Working Group, 1994; the Final Report and Recommendations of the Silver Spring Redev. Advisory Board, 1996; the Approved Silver Spring Urban Renewal Plan, August 1997; and the Approved Site Plan and Project Plan, July 1999. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues have been considered in the design of the project to ensure pedestrian safety.

### Cost Change

Cost increase due to market conditions.

### STATUS

Construction is underway for the final sections.

### OTHER

Up to \$75,000 for funds in this project will be available for consultant assistance to the County Council in its review of revitalization of the Silver Spring Urban Renewal area. The Planning Board has approved the Preliminary Plan, Project Plan, and Site Plan for the project. The Council's Planning, Housing & Economic Development (PHED) committee will continue to receive quarterly briefings to keep the County Council up to date on the progress of the project.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY92	(\$000)
Initial Cost Estimate		300
First Cost Estimate		
Current Scope	FY03	42,093
Last FY's Cost Estimate		42,093
Present Cost Estimate		46,025
Appropriation Request	FY07	4,720
Appropriation Request Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		41,305
Expenditures/Encumbrances		34,372
Unencumbered Balance		6,933
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

### COORDINATION

Silver Theatre  
Round House Theatre  
Silver Spring Civic Building  
Parking Town Square Garage (#61)  
Parking Silver Circle (Wayne Avenue) Garage (#60)  
City Place  
Fenton Street Village  
Fenton Street Village Pedestrian Linkages  
Department of Public Works & Transportation  
Department of Housing and Community Affairs  
Silver Spring Regional Services Center  
State of Maryland  
M-NCPPC  
Historic Preservation Commission  
Silver Spring Chamber of Commerce  
Private developers  
Affected property owners and business owners  
The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

### MAP

